

PART 2 – ESTABLISH ZONING DISTRICTS

Chapter 1 – Zoning Districts

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Section 2-101 Purpose.

The City designates land use “zoning districts” to promote compatibility between land uses, buildings and structures; efficient use of land; transportation options and accessibility; and crime prevention and safety. The districts classify, regulate and restrict uses, as well as combine uses and encourage the location of compatible land uses close to one another. The district regulations provide development standards pertaining to the intensity of land uses and development, height and bulk of buildings and structures, and area of yards and other open areas between buildings and structures.

Section 2-102 Residential Districts.

Residential districts include the following:

- A. Agricultural (AG)
- B. Single-family residential (includes: R1-15, R1-10, R1-8, R1-7, R1-6, R1-5, and R1-4)
- C. Single-family residential Planned Area Development (R1-PAD)
- D. Multi-family residential (R-2)
- E. Multi-family residential restricted (R3-R)

- F. Multi-family residential limited (R-3)
- G. Multi-family residential general (R-4)
- H. Multi-family residential high density (R-5)
- I. Manufactured housing subdivision (MHS)
- J. Mobile home residence (RMH)
- K. Trailer park (TP)

Section 2-103 Commercial and Mixed-Use Districts.

Commercial and mixed-use districts include the following:

- A. City center (CC)
- B. Commercial shopping and service (CSS) (formerly known as CCR, C-1 and C-2 districts)
- C. Mixed-use commercial and residential (MU-1, MU-2, MU-3, MU-4) (requires a PAD) (MU-4 formerly known as MG district)
- D. Planned commercial center neighborhood (PCC-1) (requires a PAD)
- E. Planned commercial center general (PCC-2) (requires a PAD)
- F. Regional commercial center (RCC) (requires a PAD)
- G. Residential/Office (R/O)

Section 2-104 Office/Industrial Districts.

Office/Industrial districts include the following:

- A. Office buffer district (OBD) (formerly known as IBD district)
- B. Light industrial district (LID) (formerly known as I-1 and I-2 districts)
- C. Heavy industrial district (HID) (formerly known as I-3 district)

Section 2-105 Overlay Districts.

Overlay districts include the following:

- A. Rio Salado overlay district
- B. Southwest Tempe overlay district
- C. Light industrial overlay district (LIOD)

Section 2-106 Location and Boundaries of Zoning Districts.

The locations and boundaries of the zoning districts are established as they are shown on the map entitled "Zoning Map, City of Tempe" Where uncertainty exists as to the boundaries of any of the districts shown on the map, the following shall apply:

- A. **Location.** District boundary lines are intended to follow street, alley, lot or property lines existing at the time of passage of this Code, except where the zoning map clearly shows the boundary lines not following one of these features. Where the application of this rule does not clarify the zone boundary location, then the Zoning Administrator shall determine the location;
- B. **Annexations.** Territory annexed to the city subsequent to the effective date of this Code shall, upon the date that the annexation becomes effective, automatically become zoned as an AG, agricultural district. Territories annexed with AG zoning shall remain AG until such time as the City Council adopts a different zoning district for the annexed area. Any property owner of land annexed into the city may apply for a rezoning classification at no charge within one (1) year of the date of annexation; and
- C. **Default.** Those parcels without zoning designation on the zoning map, and without any record of a zoning classification are zoned as an AG, agricultural district.